



Board of Directors Seeks Improved Housing Options for Lake Anne Fellowship House

Fellowship Square's Board of Directors continues to address an issue of top priority since 2009: the aging condition of the two connected buildings that make up Lake Anne Fellowship House. The older structure, known as "LAFH I," is 44 years old; the younger structure, called "LAFH II," is 39.

Looking first at the possibility of either rehabilitating or redeveloping LAFH, the Board determined that LAFH's large size—two buildings containing 240 units—would make it too costly for current revenues to cover or would not produce enough improvements for a lesser cost.

Then the Board discovered that just prior to the fall of 2016, when the mortgage on LAFH II was expected to be paid off, the Rental Assistance Program (RAP) subsidy for 87 of LAFH II's 100 units would expire with no chance of renewal. Faced with this complication, the Board decided to explore the option to exchange some of Lake Anne's property for the razing of both LAFH I and II and the construction of a single new building of 140 units. Such an exchange would also include the issuing of portable tenant vouchers for the 100 residents who would move to another community.

The Board proceeded with this plan last year. Together with a development partner, NOVUS Residential, Fellowship Square filed a rezoning application with Fairfax County, VA, that called for the construction of a single building of 285 units, 140 of which would be affordable senior units with the remaining units to be rented at market rate. Fellowship Square and NOVUS spokespersons met during the spring and summer with community groups, civic leaders, government officials, and LAFH residents to explain the plan and answer questions. Responding to the persistent concerns raised by these groups over the loss of 100 affordable senior units if the application was approved in its current form, Fellowship Square's Board decided in late August 2014 to defer the rezoning application.

This fall and winter, the Board has focused on finding a replacement for the expiring subsidies at LAFH II; and re-evaluating LAFH's building options in an attempt to improve the quality of housing through either rehabilitation or redevelopment of the existing buildings.

To replace the expiring subsidies at LAFH II, the Board filed an application with the U.S. Department of Housing and Urban



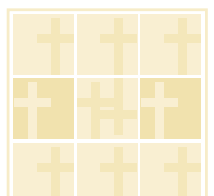
Lake Anne Fellowship House was the first building that Fellowship Square constructed.

Development (HUD) for a Rental Assistance Demonstration (RAD) subsidy. Fellowship Square's application has been accepted, and our representatives have been working with HUD officials to refine what Fellowship Square needs to do in order to obtain HUD approval for this subsidy. We expect a decision from HUD in the spring of 2016.

To re-evaluate our building options, the Board is consulting with potential development partners. Our purpose is to determine how well each firm could assist Fellowship Square in assessing the rehabilitation or redevelopment options; in programming, designing, and financing the selected option; and in constructing the selected option, if chosen as our partner. We expect to select a development partner this spring and begin the analysis shortly thereafter.

As a member of Fellowship Square's Board of Directors, I have been meeting regularly with LAFH residents from the time that we submitted a rezoning application to Fairfax County, through that application's deferral, and now with our application to HUD for a RAD subsidy. On each occasion, I update the residents on the status of our ongoing efforts. These meetings will continue this year in fulfillment of the Board's pledge to inform, and work with, LAFH's residents as these two initiatives evolve. I expect to meet again with the LAFH residents this month.

Eddie Byrne
Member, Fellowship Square Board of Directors





Fellowship Square
Foundation, Inc.

2231 Colts Neck Rd.
Reston, VA, 20191
703-860-2536
www.fellowshipsquare.org

STAFF:

Rev. Fred Klein
Chaplain

Louneta Beckles, Administrator
Lake Anne Fellowship House
703.471.6474
lbeckles@fellowshipsquare.org

George Davies, Senior Administrator
Hunters Woods Fellowship House
703.620.4450
gdavies@fellowshipsquare.org

Susan Hoffer-Goodman
Administrator
Lake Ridge Fellowship House
703.494.5337
shoffer-goodman@fellowshipsquare.org

David Digby, Administrator
Largo Landing Fellowship House
301.249.2100
ddigby@fellowshipsquare.org

OFFICERS:

Charles R. Wortman, President
Rev. David Percy, Vice President
C. David Hartmann, Secretary
Jennifer Maloney, Treasurer

PRIME TIMES:

Editor: Judith Koucky

Contributors: C. David Hartmann,
Eddie Byrne, Rev. Faye Coddling,
Judith Koucky

Design: D Banzon Design



Fellowship Square’s Board Takes a Look at the Future

The results of a recent self-assessment and survey by the Board of Directors “codified the Board’s underlying and strong desire to advance Fellowship Square by examining its Mission, aligning its governance and corporate models, understanding more fully its resource capacities (talent and treasure), and framing a strategic planning process.” This statement introduced and set forth the purpose of a day long, off-site Board workshop and retreat held on January 31. The workshop/retreat was sponsored by the Board’s Governance Committee and facilitated by Fellowship Square’s management agent, National Lutheran Communities & Services.

As expected of our Board members, the participants gave generously of their time, thought, and energy to the day’s agenda. They completed important work in reshaping our understanding of Fellowship Square’s mission. They identified issues that would impact later considerations of governance models and strategic planning processes.

The candid and encouraging discussions that took place among Board members at the workshop/retreat were a good start as we move to reaffirm our mission, cast a vision for Fellowship Square’s future, identify strategic issues, and determine the best ways to move toward realizing that vision.

Much work remains to be done, and plans to continue these Board efforts are already underway. We will keep our Corporate Members and other friends informed as Fellowship Square moves forward toward an exciting future and an enhanced ministry.

C. David Hartmann
Secretary, Fellowship Square Board of Directors



Board Members (back row, left to right) Vernon Krueger, Ric Fisher, Charles Wortman, C. David Hartmann, Eddie Byrne; (front row, left to right) Rev. Suzanne Rudiselle, Rev. David Percy, Renee Jakobs, Rev. Douglas Jones, Jennifer Maloney. Not shown: Dr. Myra Niemeier.

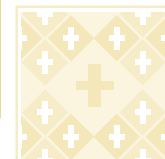
Please Join Us for the Fellowship Square Annual Corporate Meeting

Saturday, April 18, 2015
9 a.m. - Noon

Hunters Woods Fellowship House
2231 Colts Neck Rd., Reston, VA 20191

A Continental Breakfast will be served at 8:30 a.m.

Please RSVP by April 8, 2015 to meeting@fellowshipsquare.org



House News

Hunters Woods Fellowship House



Hunters Woods Administrator George Davies and Resident Services Coordinator Lynette Jacob met with residents as part of our new resident advisory council program that will eventually be in all the Fellowship Houses.

Lake Ridge Fellowship House



Well Stone Properties' community liaison D'Andrea Wooten brought gifts to our residents for their Valentine's Day celebration.

Resident Artists Participate in Multicultural Festival in Reston

Residents of Lake Anne and Hunters Woods Fellowship Houses participated in the Fall Art show at the Lake Anne Community Center. Art by our residents was displayed for a month as part of the "Art Mirrors Culture" show that is annually promoted by the Reston Community Center as part of the Reston Multicultural Festival. This exhibit features local artists' response to the question, "How does art mirror culture in your work?" Each artist's commentary is presented along with his or her work. The resulting creations give glimpses into the diverse experiences within the Reston community. Participants submitted art using a variety of mediums, oils, water colors, pencil and chalk. A number of our residents take art lessons as part of the programs that Fellowship Square offers our residents.

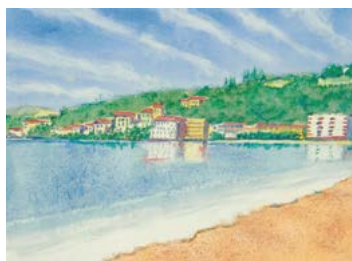
Here is a small selection of the artwork from "Art Mirrors Culture":



by Sun Jim Chin



by Wallace Tolman



by Dong Shin



by Geeta Chumble



by Danny Martinez

Lake Anne Fellowship House

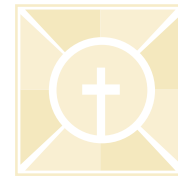


The Lake Anne Fellowship House honored its volunteers recently for their many hours of commitment. They were recognized for such activities as translating memo's, conducting weekly Bingo night, leading Bible study, greeting guests, giving tours to new residents, and distributing food donated by Trader Joe's.

Largo Landing Fellowship House



Largo Landing staff participated in Celebrate National Wear Red Day on February 6. They reminded our residents and community members that each year, 1 in 3 women's deaths is due to heart disease or stroke.





Fellowship Square Launches New Website Design

Fellowship Square is excited to announce the launch of our newly designed website, which went online on March 1 and is accessible at the same address as before: www.fellowshipsquare.org. Visitors will notice streamlined menus that produce user-friendly navigation and ready access to needed information, any time of day.



The website's home page welcomes visitors with a focus on our mission to provide our residents and their loved ones with information on upcoming events at our communities. Options to volunteer, make donations, and learn more about career opportunities are also featured. Links to each Fellowship House enable visitors to get information specific to that House.

Fellowship Square's website will be updated on a regular basis, with postings on new events and seasonal giving opportunities. We will also continually expand the online content. We encourage you to bookmark our web address and check the website often. Connect with us on Facebook as well to receive notifications when updates and new content are posted on our website.

Central Office Has Closed

With the hiring of National Lutheran Communities & Services as Fellowship Square's management agent, the Central Office located in Herndon, VA has closed. Final packing was organized at the end of 2014. Records were consolidated, and the Board of Directors adopted a records retention policy. Records relating to each Fellowship House will now be stored at the House they pertain to. Fellowship Square items to be archived for historical purposes and the Foundation records are being housed at the Hunters Woods Fellowship House.

All mail pertaining to the Foundation work should be mailed to:

Fellowship Square
2231 Colts Neck Rd.
Reston, VA 20191



Farewell, Central Office!